

whiteley helyar



745 ft²



2 bedrooms



bathroom



residents
parking

Guide Price £415,000

1 Oak Street, Bath, BA2 3BR

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DESCRIPTION

A wonderful two bedroom Georgian house with pretty garden, on the fringes of the city centre, with no onward chain. Tucked away in a small cul-de-sac, the house offers open plan reception rooms, a first floor bathroom, and has lovely period features. The kitchen and bathroom are newly installed, whilst bespoke sash 'Georgian style' windows, with double glazed panes, are to be fitted shortly.

ACCOMMODATION

sitting room	new kitchen with door to garden	bathroom with underfloor heating
dining room	two bedrooms with period fireplaces	

EXTERNALLY

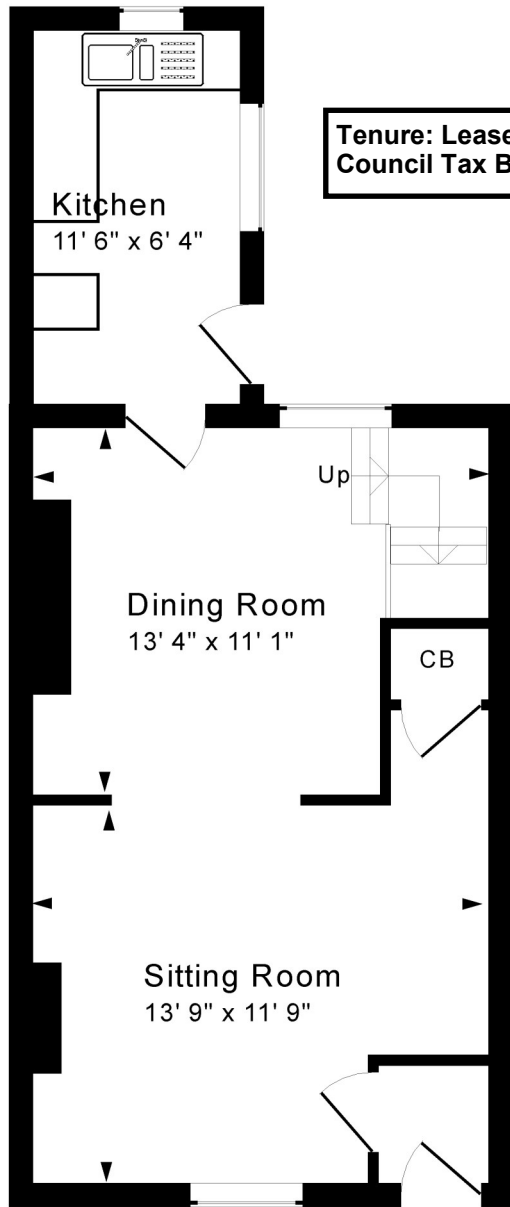
The easterly rear garden is mainly laid to gravel, surrounded by attractive planted borders and with a very useful side access. There is also a spot to one side which contains a small garden store.

LOCATION

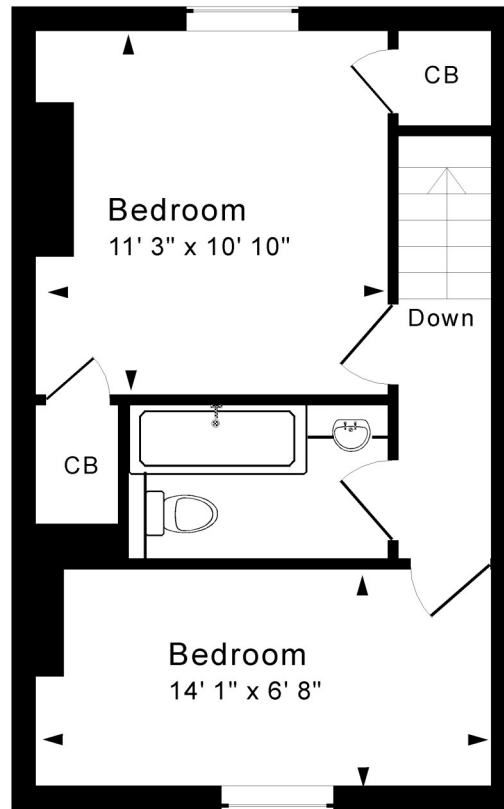
The house occupies a most convenient position just a few minutes level walk from the extensive shops and amenities both in the city centre and Widcombe area. The house is also situated in a handy spot for those needing access to Bath Spa station.







Ground Floor



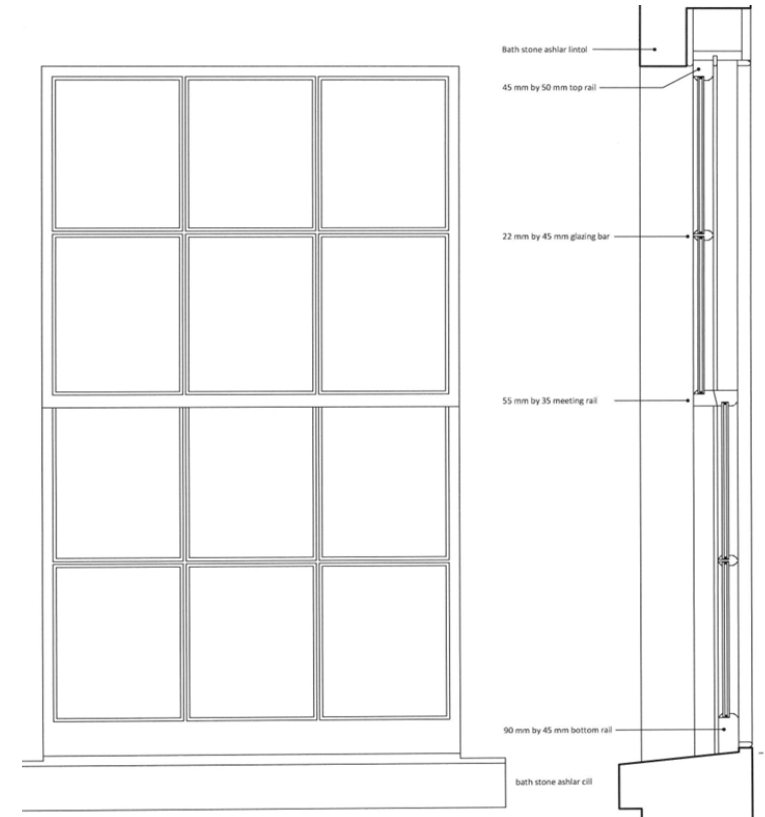
First Floor

Tenure: Leasehold
Council Tax Band: 'B' £1,638.83

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 745 Sq. Ft. / 69 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0489
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Plan of new 'Georgian style' Sash Windows